

Design & Access Statement

Site Address: 37 Hercies Road, Uxbridge, UB10 9LS

Date: 25th November 2025

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1. Introduction

This Design and Access Statement has been prepared to accompany a householder planning application for a single-storey side and rear wrap-around extension at 37 Hercies Road, Uxbridge, UB10 9LS. The proposal aims to enhance the existing dwelling by creating improved living space while respecting the character of the property, its neighbours, and the surrounding streetscene.

The rear extension projects **4 metres** beyond the original rear elevation, and the side extension extends **half the width of the existing dwelling**, forming a wrap-around configuration at ground floor level.

2. Site and Surrounding Context

37 Hercies Road is a two-storey semi-detached residential property located within an established suburban area of Uxbridge. The street comprises a mix of similar semi-detached dwellings, many of which have benefitted from side and rear extensions. The property has a generous rear garden and a side driveway providing access to the rear.

There are no known heritage designations, conservation area restrictions, or listed buildings directly affecting the site.

3. Existing Property

The existing dwelling is a typical mid-20th-century semi-detached house with a pitched roof and rendered elevations. The ground floor consists of a front reception room, rear dining/kitchen area, and circulation space. The property has a side passageway between the dwelling and the boundary, providing an opportunity for modest lateral expansion.

4. Design Proposal

4.1 Overview

The proposal comprises a wrap-around single-storey extension that infills the space to the side and extends into the rear garden. The extension will provide an enlarged open-plan kitchen/dining/living area, with improved access and visibility into the rear garden.

4.2 Scale and Massing

- **Rear extension:** Projects **4 metres** from the original rear elevation, compliant with standard householder design guidance.
- **Side extension:** Extends **half the width of the existing dwelling**, ensuring the visual subservience of the addition and maintaining harmony with its semi-detached pair.
- Overall height is single-storey with a flat or modestly pitched roof (depending on detailed design), ensuring minimal impact on neighbouring outlook and light.

4.3 Appearance and Materials

The proposed materials will match or closely complement the existing dwelling to ensure a unified appearance.

Typical materials include:

- Brickwork to match existing where practical
- High-performance aluminium or uPVC framed windows and doors
- Roof finish to complement the existing structure (e.g., felt-covered flat roof or matching tiles for a lean-to pitched roof)

The use of sympathetic materials ensures the extension integrates seamlessly into the existing architectural character.

4.4 Layout

The internal layout will deliver:

- A larger open-plan kitchen/dining/family room
- Improved circulation throughout the ground floor
- Enhanced visual and physical connection with the garden
- Potential for additional utility or storage space

The extension does not alter existing access arrangements to upper floors.

4.5 Landscaping

The rear garden remains generous even after the 4m extension. Landscaping will be upgraded as part of the works to soften the transition between indoor and outdoor spaces. No significant trees are affected.

5. Impact on Neighbours

The proposal has been designed to minimise any potential harm to neighbouring properties:

- The single-storey scale prevents overbearing impact.
- The 4m rear projection aligns with common development patterns along Hercies Road.
- The side extension remains set in from the boundary and subordinate to the main house.
- Window placement will avoid overlooking and maintain privacy.
- Daylight and sunlight impacts are mitigated through the modest height and stepped form.

Overall, the development respects neighbours' amenities and complies with typical planning guidance for residential extensions.

6. Access Considerations

6.1 Vehicular Access

No changes are proposed to the existing vehicular access. The front driveway remains unaffected.

6.2 Pedestrian Access

The principal front entrance remains unchanged. The extension improves internal accessibility by providing wider and more open circulation space.

6.3 Inclusive Design

The proposal offers improved ground-floor accessibility through:

- Enhanced internal layout

- Potential for future-proofing measures (e.g., level thresholds to rear doors)

7. Policy Compliance

The proposal has been designed in accordance with relevant national and local planning policies, including:

- The London Borough of Hillingdon Local Plan
- The National Planning Policy Framework (NPPF)
- Supplementary Planning Guidance for Residential Extensions

The extension is modest, subordinate to the host dwelling, and in keeping with the character of the street scene.

8. Conclusion

The proposed single-storey side and rear wrap-around extension at 37 Hercies Road provides much-needed modern living space while respecting the scale, character, and residential context of the area. The design is sympathetic, high-quality, and compliant with planning guidelines. The development will improve the functionality and sustainability of the property without causing harm to the surrounding environment or neighbouring amenity.